BOOK 4870 PAGE 390

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip R. Stuart (NAME)	Noel-Palmer Mortgage Company (NAME)	117-1-66
607 Lynbrook Rd. (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	70A-6955
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, TN 37219 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten & 00/100 ($10.00) ---------- *DOLLARS*

paid in cash, and other good and valuable consideration received from the grantees hereinafter named, including the agreement of said grantees to assume and pay the balance of that certain indebtedness which is secured by lien on the property herein conveyed and is described in the Deed of Trust from S. Howard Tinsley and wife, Amy Tinsley, to J. G. Palmer, Trustee, of record in Book 4392, page 668, Register's Office for Davidson County, Tennessee; we,

S. HOWARD TINSLEY and wife, AMY TINSLEY,

have bargained and sold, and by these presents do transfer and convey unto the said grantees, PHILIP R. STUART and wife, EVE R. STUART,

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1 of Block "D" the southeasterly corner of Block "C", the easterly one-half of a fifteen foot alley lying between Lots Nos. 1 and 5 of Block "D", and the east 228-3/4 feet of a 12 foot alley lying between Block "D" and "C", which said alleys were ordered closed in the case of Mamie J. Sperry, et al. vs. Estelle S. Batchelor, et al., Rule No. 31338 of the Chancery Court at Nashville, Tennessee, and of record in Book 2957, page 252, Register's Office for Davidson County, Tennessee, all on the Plan of W. M. Cantrell's Subdivision as of record in Book 332, page 85, Register's Office for said County, described as follows:

Beginning at a point in the westerly margin of Stokes Avenue, the common corner of Lots Nos. 1 and 2 of Block "D"; thence with the line between said lots and said line extended westerly 228-3/4 feet to a point in the center of a 15 foot alley; thence with the center line of the same crossing a 12 foot alley at 100 feet northerly parallel to Stokes Avenue 150 feet to a point; thence easterly parallel to the first line 228-3/4 feet to the westerly margin of Stokes Avenue, said point also being 357 feet south of the southwest intersection of said Avenue and Woodlawn Avenue; thence with the westerly margin of Stokes Avenue southerly 150 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer, is $ 74,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of May, 1974

My commission expires: 3/24/77 (Affix Seal)

Notary Public

M. M. R. ... DAVIDSON COUNTY

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

Being the same property conveyed to S. Howard Tinsley and wife, Amy Tinsley, by deed from S. J. Moore and wife, Christine C. Moore, of record in Book 4392, page 665, Register's Office for said County.

This conveyance is subject to restrictions, easements and set-back lines applicable to said property, and to the lien of taxes for the year 1974.

This is unimproved ( ) improved (X) property, known as 607 Lynbrook Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their *heirs and assigns, forever.*

And we *do covenant with the said* grantees *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.,* except as stated above.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 21st *day of* November, *19*74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

S. Howard Tinsley

Amy Tinsley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Shirley H. Martin, a Notary Public in and for said County and State, the within named S. Howard Tinsley and wife, Amy Tinsley,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of Nov, 1974.

Shirley H. Martin, Notary Public.

Commission Expires 7/24/77

SHIRLEY H. MARTIN NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of, 19.

, Notary Public.

Commission Expires.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

BOOK 4870 PAGE 393

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37203

WARRANTY DEED

FROM

S. HOWARD TINSLEY, et ux

TO

PHILIP R. STUART, et ux

C 7 9 2 7 9

IDENTIF. REFERENCE

NOV 22 3 42 PM '74

FELIX Z. ZELLNER II REGISTER
DAVIDSON COUNTY, TENN.

NOV22* CONV 74,000.00
NOV22-3 STAX A* 192.40
NOV22-2 PRFEE A* .50
NOV22* W'DEED A* 8.00 * 200.90

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2556
NASHVILLE, TENNESSEE 37201